GLENN SCHOOL COMMERCIAL

1719 & 1721 GLENN SCHOOL RD DURHAM NORTH CAROLINA

OWNER I. CROOM BEATTY

518 THORNBURY LANE HAVERFORD, PA 19041

ENGINEER/LAND PLANNER HORVATH ASSOCIATES, PA

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DESIGN COMMITMENTS: (AS PER UDO SEC. 3.5.6.D.8)

HE PROPOSED DEVELOPMENTS BUILDING DESIGN GUIDELINES WILL RELATE TO THE SURROUNDINGS BY NCORPORATING THE CONCEPTS LISTED BELOW:

- DESCRIPTION OF CONTEXT:

 1. SIGNIFICANT TREE SPECES SUCH AS PINES, OAXS, POPLAR AND SWEET GUM, TREES EXIST THROUGHOUT THE
- THE LAND SLOPES BETWEEN 245 WITH SOME AREAS ELCEEDING 15%, GLEICH VEW STAIDON 6 LOCAIT THE OPPOSITE SDE OF NITESTATE 85 FROM THIS DEVELOPMENT AND DOES CONTAIN A SET PATTERN OF ARCHITECTURAL STITLES, SCALE, MASS, SORVAGE, SETBACKS, ETC. THIS PROPOSED DEVELOPMENT WILL GREAKLITE PERFECT THESE STITLES.
- CURRENT ROADWAY VISTAS AND VIEWS TO THE SITE ARE INSIGNIFICANT SINCE THE SITE IS FORESTED

DESCRIPTION OF ARCHITECTURAL STYLE; THE FOLLCHINNIG DESIGN ELEMENTS WILL SET THE GUIDELINES FOR THE DEVELOPMENTS OVERALL BUILDING DESIGN

GENERAL ARCHITECTURAL STYLE THE ARCHITECTURAL DEDICATOR THIS DEVELOPMENT WILL BE OF A CONTEMPORARY NATURE. THE DESIGN OF THE SIE IN THE DEVELOPMENT PLAN WILL ALLOW THE DEVELOPMENT REDIRALTY IN RECRUINING MAJOR ANCHOR TENANTS WHILE ABONG TO THE REGULATIONS BELOW.

EXTENDE BUILDING MATERIALS.

THE PRIMARY BUILDING MATERIALS TO BE USED WITHIN THE DEVELOPMENT CAN BE A CHOICE OR COMBINATION OF BRICK, BLOCK OR BET WITH VISBLE TRIM AND ROOPS TO BE METAL, ANY SIDE OR REAR ELEVATION FACING A PUBLIC STREET WILL MATCH THE MATERIALS AND DESIGN BLEMENTS OF THE BUILDING PROTEST FACING.

WINDOW: WILD SELSED ALONG THE FRONTS OF ALL SULDINGS. THE FEAR OF THE BUILDINGS SHALL BE FRENCHED IN COLORIS), WHICH COMPLIANS THE OVERALL ARCHITECTURE. THE FEAR OF THE BUILDINGS WHICH FACE FURTHER PROFILE OWNED THAN EARLY ENHANCED FACABLE OR SHALL BE BUILFEED AND SCIENCED FROM the SOFT OWNER. THE DEMANDS AND SHALL BE BUILFIEDD AND SCIENCED FROM the SOFT OWNER OWNERS. AND COLORIS) TO MATCHITE FROM ELECTROMAL WILL AS ELEMBRIT WHICH FROM SELVED AND CHARGE TO HEAD A SOFT OWNERS.

EMERINATE.

PROMATE DITENACES TO RULDINGS WILL BE AT THE FRONT OF THE BUILDING WHERE FACING A FUSION TERMINATE DITENACES TO RULDINGS WHICH FRONT DESCRIPT OR THE RULDINGS WHICH FRONT DESCRIPT OR THE RULDING AND THE RULDING SAND THE RODAL OF A RULDING TO HAVE THE PROMATE THE THE RULDING SAND THE RODAL OF A RULDING TO HAVE THE RULDING THE THE RULDING THE

BUILDING HEIGHT: BUILDINGS CAN VARY IN NUMBER OF STORIES AND HEIGHT.

DESCRIPTION OF HOW PROPOSED DESIGN WILL FIT INTO CONTEXT AREA:

ASSILUTIONED BY THE SEVELEPHORY OF CLUEN YEAR STATUSH. THE AREA OF THE CITY E PRANCISCHING FOR PRODAL REBACK COMMUNITY ESTIMATED A HORSE DESIGN RESCRIPTION, COMMERCIAL STRING, SOIN SPACE. THE MAN AND AND THE PROPERTY OF THE PROPERTY OF THE COMMERCIAL STRING, SOIN SPACE THE AREA. HOWEVER, THE AREA IS UNDESSEYED WITH THE LUCK OF RETURNANTS, HORSE AND CONVENIENT STORES IN THE WHED THE AREA. RESIDENTS HAVE LIMITED CHOICES AND ARE REQUIRED TO TRAVE, SEYSAL MARS FOR THESE SERVICES. THE SPRONGES DEVELOPMENT HAS THE OPPOSITIONIST TO PROVIDE THESE SERVICES.

GENERAL NOTES

- TOPOGRAPHIC INFORMATION TAXEN FROM CITY OF DURHAM GIS MAPS.
- THE PLAN AS SUBMITTED CONCEPTIONALLY MEETS THE MINIMUM ORDINANCE STANDARDS FOR REZONING AND THE FINAL APPROVAL OF THE STORMANIZER MINIACT ANALYSIS WILL OCCUR AT THE TIME OF STE PLAN APPROVAL COMPILANCE WITH ALL CITY OF DURHAMO RODINANCES, CODES AND POLICES SHALL BE REQUIRED PROOF TO APPROVAL OF THE STE PLANYPELMINIARY PLAT FOR THE PROJECT.
- STORMWATER BMP(S) OR ADDITIONAL STORMWATER BMP(S) MAY BE REQUIRED WITH THE SITE PLAN/PRELIMINARY PLAT SUBMISSION.
- THE BMP(S) MUST BE DESIGNED TO MEET BOTH THE DURHAM COUNTY ORDINANCE AND THE UNRED
- BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN. THE APPLICANT AGREES TO CONSTRUCT SAIL BY REFERENCING ROADWAY IMPROVEMENTS ON THE PLAN, THE APPLICANT AGREES TO CONSTRUCT SAID
 WHITCHMENTS PROSE BULLANCE OF CRETECATE OF COCUPAINOY IS A ANABRIET HAIT URLALLION THAT
 TO FRANCION AS NOTED ON THE FLAN AND IN ACCORDANCE WITH INCDOT AND CITY OF DURHAM
 THAN AND POLICES. THIS NOT CLUDES IMMEST APPROPRIATE BY IS NOT BULLETED TO, ADEQUATE
 TRANSITION TAPES, AUGMENT OF LANES THROUGH INTERSCITIONS, ASSOCIATED SIGNAL
 MODERICATION, PAVEMENT MARKINGS, ASSOCIATED SIGNAL CREET AND GUITER, COORDINATION WITH
 OTHER PROPOSIDE POLICIANT WHEREOVERSHESS AND BISE LANES. THE APPLICANT ALSO ACCEPTS THE
 PHANCIAL REFORBILITY FOR ACQUISITION OF ANY ADDITIONAL ROHT-O-WAY INCESSARY TO
 ACCOMMODIATE THESE WYROVERSHIPS AND ARM REQUIRED SERVALE CONSTRUCTION.

THREY (30) FEET OF RIGHT-OF-WAY WILL BE DEDICATED TO THE FUSIC ALONG THE ENTIRE FRONTAGE OF THE SUBJECT PROPERTY ON GLENN SCHOOL ROAD PRIOR TO THE RIST CERTIFICATE OF OCCUPANCY.

A MINIMUM OF THREE (3) PAYEMENT CORE SAMPLES FROM EACH LANE (5 TOTAL) OF GENNS CHOOK ROAD, ACROSS THE PROJECT FROM FACE WITH 10 HO RESENTER EAWNS ARE REQUEST. RESULTS SHALL BE PROVIDED TO DEDUCE TO DESIGN THE THREE PROPERTIES WERE YESTED THE THREE PROJECT FROM SCHOOK. ROAD ACROSS THE PROJECT FROM FACE AND TO THE RESTORE FROM SCHOOK FOR THE PROJECT FROM THE PROJ

- A MINIMUM FOUR (4) FOOT WIDE PAVED SHOULDER WILL BE PROVIDED IN BOTH DIRECTIONS WITHIN THE FULL

COMMITTED ELEMENTS

SUMMARY OF TIA REQUIRED IMPROVEMENTS

GLENN SCHOOL ROAD AND 1-85 NORTHBOUND RAMP INTERSECTION

INSTALL A TRAFFIC SIGNAL WITH INTERCONNECT CABLE TO THE HAS SA RAMP AND GLENN VIEW STATION INTERSECTIONS (SUBJECT TO MUTCD WARRANTS AND APPROVAL BY NICTION)

GLENN SCHOOL ROAD AND SITE DRIVEWAY # INTERSECTION

- CONSTRUCT SITE DRIVEWAY #1 WITH ONE INGRESS LANE, TWO EGRESS LANES WITH AN APPROPRIATE INTERNAL TANGENT THROAT DISTANCE
- WITH THE FUTURE CONSTRUCTION OF NORTHERN DURHAM PARKWAY, THIS ACCESS MAY BE LIMITED TO RIGHT-INVIRGHT-OUT ONLY.

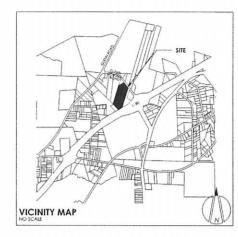
- WITH THE FUTURE CONSTRUCTION OF NORTHERN DURHAM PARKWAY, THIS ACCESS MAY SE LIMITED TO RIGHT-NURGHT-OUT ONLY.

PUBLIC WORKS CONDITIONS OF APPROVAL

- SANTARY SEVER LINES AND STORM DRAINAGE CONVEYANCE SYSTEMS; SHALL SE SEVEWED AT CONSTRUCTION DRAWING SUBMITTAL AND BE SUBJECT TO APPROVAL BY THE CITY OF DURHAM PUBLIC WORKS DEPARTMENT BAS UPON THE DESIGN CRITERA AND STANDARDS SET FORTH BY THE PUBLIC WORKS DEPARTMENT AT CONSTRUCTION
- THE DESIGNING PROFESSIONAL (A NOPE, NOPIS OF MORIA AS REQUIRED) WILL SUBMIT 3 SETS OF CONSTRUCTION DRAWMEST TO CITY ENGINEERING FOR REVIEW AND APPROVAL BEFORE STAFFING CONSTRUCTION, IEEE CONSTRUCTION PLAN APPROVAL PROCESS), NOTE "THE APPROVAL OF CONSTRUCTION PRAYMOLD SEPARATE SEPARATE CONSTRUCTION PLAN APPROVAL OF PROCESS), NOTE THE APPROVAL OF CONSTRUCTION PRAYMOLD SEPARATE OF THE APPROVAL OF CONSTRUCTION OF THE PROPERTY OF THE PROPERT

THE FOLLOWING RENG ARE NOT REQUIRED FOR SITE FLAN APPROVAL BUT ARE RENG THAT ARE HIQURED BRIDGE CONSTRUCTION OF WATER, SEVER, STORM DRAWINGE AND STREETS CAN BEGIN, DEVELOPER IS URTIMITELY RESPO TO MAKE CETTAIN THAT THESE RENGA ARE CONNECTED AND APPROVED.

- ANNEXATION SUBMIT APPLICATION WITH ONE COPY OF OVERALL LITLITY PLAN, CONTACT ENGINEERING DIVISION.
- IF A HYDRANT IS PROPOSED A FRE FLOW ANALYSS IS REQUIRED, WATERLINE SIZE MAY CHANGE WITH FIRE FLOW ANALYSS, CONTACT CITY ENGINEERING AT \$60-426 TO SCHEDULE FLOW TEST OR TO OBTAIN CURRENT SYSTEM DATA.
- WATER PERMIT REQUIRED. SEWER PERMIT REQUIRED.
- BACKFLOW PREVENTOR PERMIT REQUIRED. CONTACT DEPARTMENT OF WATER MANAGEMENT AT 560-4194
- AN INCODE OR CITY OF DURHAM DRIVEWAY PERMIT IS REQUIRED.



DEVELOPMENT SUMMARY: 9.53 AC (414,830 SF) 6.518 AC [283,959 SF] TREE COVERAGE SUMMARY TOTAL AREA (FOST R.O.W., DEDICATION); REQUIRED TREE COVERAGE AREA (10%); PROPOSED TREE COVERAGE AREA:

APPROVAL STAMP

CASE #Z0900019



COVER

SHEET

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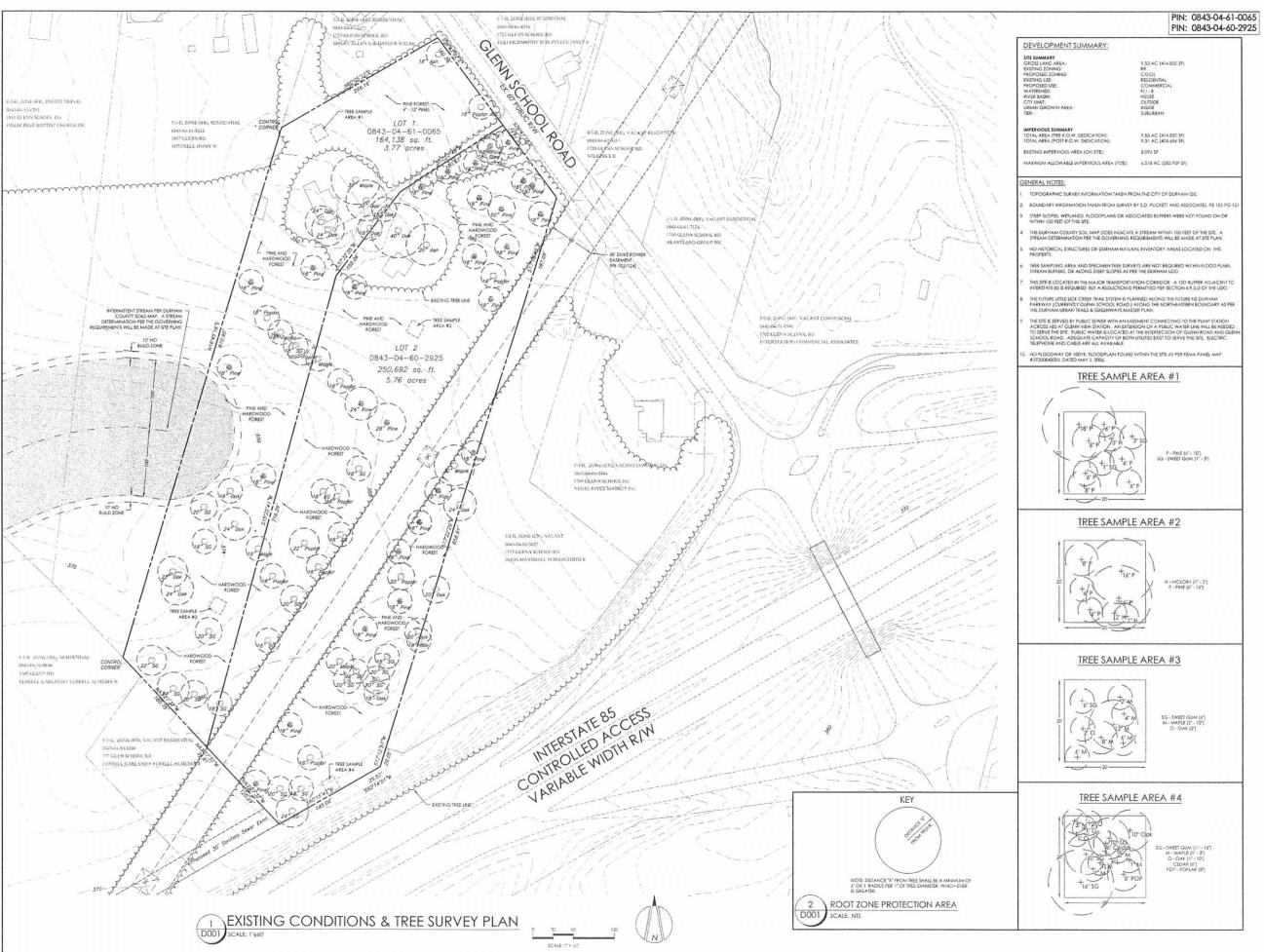
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DRAWN BY: CHECKED BY:

DECEMBER 14, 2009

D000

<DEVELOPMENT PLAN>



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EXISTING CONDITIONS & TREE SURVEY PLAN

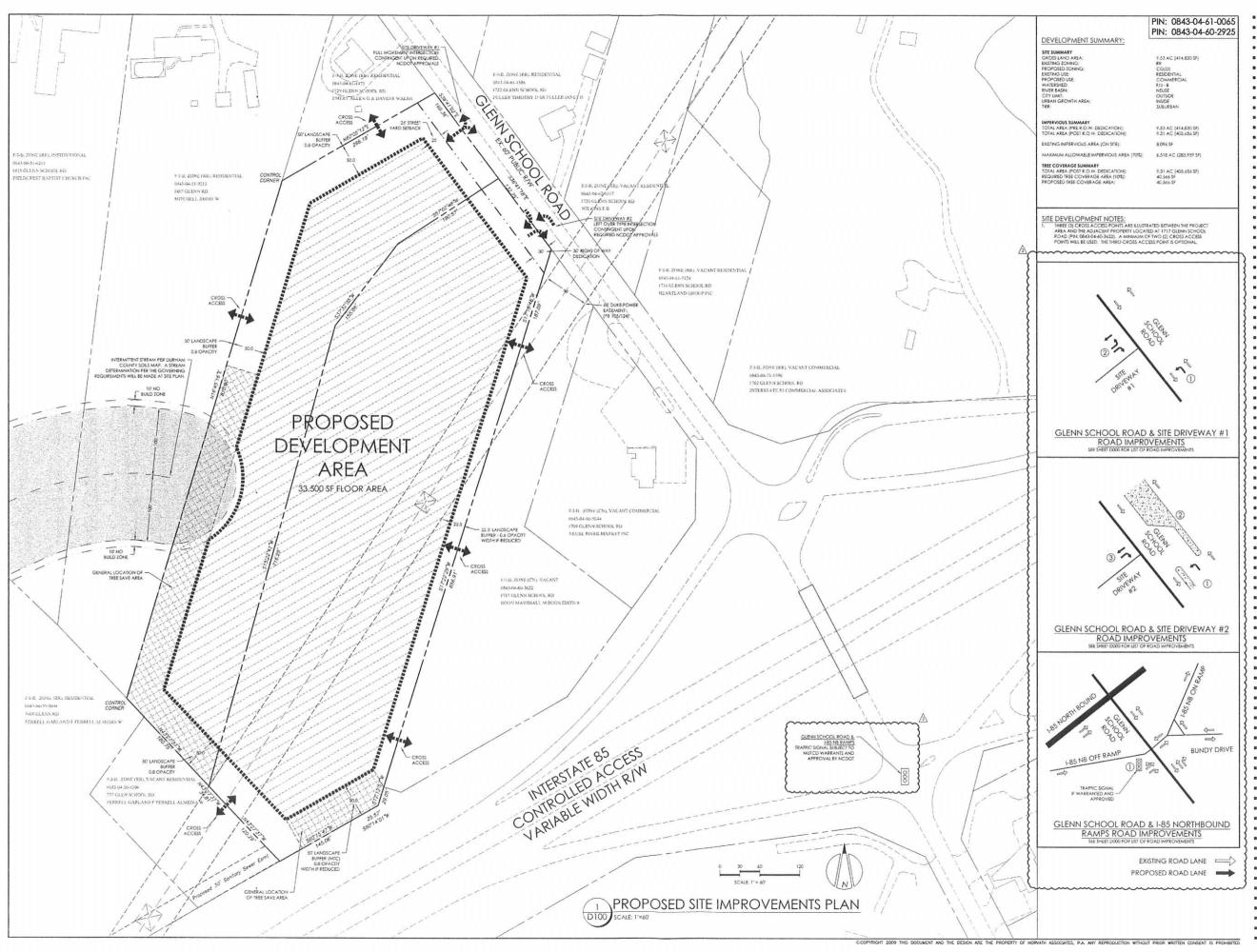


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DATE	EMBER 14, 200
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<DEVELOPMENT PLAN>

D001

PROJECT NO. 0898





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LENN SCHOOL
OMMERCIAL
DURHAM, NORTH CAROLINA

PROPOSED SITE IMPROVEMENTS PLAN



JUNE 10, 2010
PER REVIEW COMMENTS

JUNE 28, 2010

1 1

PAWN BY: CHECKED BY: JS TJS

DECEMBER 14, 2009

1" = 60'

PROJECT NO. 0898 SHEET NO.

D100

<DEVELOPMENT PLAN>